

**Honorable City Planning Commission
Cincinnati, Ohio**

June 2, 2006

SUBJECT: A report and recommendation on the sale of a portion of Strafer Street, east of Columbia Parkway, in Columbia Tuscum, to Columbia Parkway Investments, LLC.

BACKGROUND:

Columbia Parkway Investments, LLC, has requested the purchase of a portion of Strafer Street, which is located east of Columbia Parkway in Columbia Tuscum, for use in the Cottage Hill residential development.

Cottage Hill is a new development of 34 single-family homes along the south side of Strafer Street. City Planning Commission approved the Plat of Subdivision for the Cottage Hill development on December 16, 2005.

The portion of Strafer Street, along with additional property dedicated to the City, will be used in the construction of a cul-de-sac to support the housing development. The creation of the cul-de-sac closes the access from Strafer Street to Columbia Parkway, thereby eliminating the need for this portion of the street.

An appraisal estimated the value of the benefits to be accrued by Columbia Parkway Investments, LLC at \$13,200.00. However, the portion of Strafer Street will be sold for \$5,600.00 because of the benefits to be received by the City as a result of the housing development.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

Approve the sale of a portion of Strafer Street east of Columbia Parkway in Columbia Tuscum, which is no longer needed for any municipal purpose, to Columbia Parkway Investments, LLC.

APPROVED:

Respectfully submitted,

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